

Sec. 59-586. Required off-street parking.

Except where reductions in parking are otherwise specifically provided in this chapter, at least the amounts of off-street parking space required by this article VI shall be provided. All off-street parking spaces required under this chapter shall be designed in accordance with the dimensions set out in chart no. 1, off-street parking, (following section 59-588). The following parking classes shall apply to all uses by right or authorized use exceptions. If for any reason the classification of any such use cannot be determined for the purpose of establishing the amount or number of off-street parking spaces to be provided, the parking class of such use shall be fixed by the zoning administrator. Upon compliance with the provisions of article IV (affordable housing), chapter 27 (housing), of the Denver Revised Municipal Code, a twenty (20) percent reduction in the total number of required parking spaces shall be granted.

(Ord. No. 459-06, § 16, eff. 7-21-06; Ord. No. 655-06, § 2, eff. 10-13-06)

(1) *Parking class one*, being composed of all uses by right which are enumerated in the schedule hereinafter provided:

a. There shall be one and one-half (1 1/2) off-street parking spaces provided for each dwelling unit in a multiple unit dwelling; provided, however, that for a multiple unit dwelling located in a B-4, R-4-X or B-8-G district there shall be provided one (1) off-street parking space for each dwelling unit; and provided, further, that for a multiple unit dwelling whose occupancy is restricted entirely to individuals sixty (60) years or more of age, there shall be provided one (1) off-street parking space for each three (3) dwelling units.

b. There shall be one (1) off-street parking space provided for each three (3) dwelling units and/or rental rooms in a residence for older adults.

c. There shall be three-quarters (.75) of a space provided per unit in an assisted living facility provided that the zoning administrator may increase or decrease the required amount by up to one-half (.5) space per unit subject to the administrative review and public notice procedures in section 59-41. The zoning administrator may approve such increase or reduction only upon finding that the assisted living facility generates less or more parking need or demand due to the specific nature and character of the facility, its occupants, and/or visitors. If a reduction is permitted under this provision, no additional parking reduction otherwise available under this chapter will be granted. Any person, or the city, may apply for an increase or decrease from the base requirement upon an application for a use permit for such a facility.

(Ord. No. 57-09, § 18, eff. 1-30-09)

(2) *Parking class two*, being composed of all uses by right and authorized use exceptions which are enumerated in the schedule hereinafter provided: There shall be one (1) off-street parking space provided for each six hundred (600) square feet of gross floor area contained in any structure or structures containing any use by right; provided, however, that for each habitable unit in a motel there need be provided not more than one (1) off-street parking space and further provided that for nursing home, hospice uses requests for up to a 50 percent reduction of parking spaces may be made to the zoning administrator subject to the administrative review and public notice procedures in section 59-41. The zoning administrator may approve such reduction only upon finding that the nursing home/hospice generates less parking need or demand due to the specific nature and character of the facility, its occupants, and/or visitors. If a reduction is permitted under this provision, no additional parking reduction otherwise available under this chapter will be granted.

(Ord. No. 20-07, § 3, eff. 1-26-07)

(3) *Parking class three*, being composed of all uses by which are enumerated in the schedule hereinafter provided: Parking shall be provided in an amount equal to one-fourth (1/4) of the area of

the zone lot on which the use by right is located; provided, however, a community recreational facility or tennis club which restricts its membership to persons living in a specific geographical area shall provide at least ten (10) percent of the area of its zone lot for off-street parking; and provided further, however, an aquaculture facility shall provide one (1) off-street parking space for each employee on the largest shift.

(4) *Parking class four*, being composed of all uses by right which are enumerated in the schedule hereinafter provided: There shall be one (1) off-street parking space provided for each two hundred (200) square feet of gross floor area contained in any structure containing a use by right.

(5) *Parking class five*, being composed of all uses by right which are enumerated in the schedule hereinafter provided: An area equal to one-fourth (1/4) the gross floor area in all structures containing the use by right.

(6) *Parking class six*, being composed of all uses right which are enumerated in the schedule hereinafter provided: There shall be a parking area equal to one-tenth the gross floor area in all structures containing the use by right; provided, however, that one (1) additional parking space shall be provided for each artist studio containing a dwelling unit.

(7) *Parking class seven*, being composed of all uses by right which are enumerated in the schedule hereinafter provided:

a. Each elementary or grade school or junior high school shall provide ten (10) off-street parking spaces plus one (1) off-street parking space for each classroom;

b. Each senior high school shall provide one (1) off-street parking space for each teacher and employee plus one (1) off-street parking space for each six (6) students based on design capacity for such senior high school;

c. Any school not an elementary or grade school, junior high school or senior high school shall provide an area equal to one-half (1/2) the gross floor area occupied by the use by right in a structure or structures.

d. Senior centers located in a church or school in an R-2 district need provide no off-street parking area beyond that which is or was provided by the church or school.

(8) *Parking class eight*, being composed of all uses by right which are enumerated in the schedule hereinafter provided: There shall be one (1) off-street parking space provided for each three hundred (300) square feet of gross floor area contained in any structure.

(9) *Parking class nine*, being composed of all uses by right which are enumerated in the schedule hereinafter provided: There shall be one (1) off-street parking space provided for each five hundred (500) square feet of gross floor area contained in any structure.

(10) *Parking class 10*, being composed of all eating places with drive-through facilities: There shall be one (1) off-street parking space provided for each two hundred (200) square feet of enclosed floor area set aside as an eating area, plus one (1) off-street parking space for each three hundred (300) remaining square feet of enclosed floor area in the structure. Spaces for vehicles that are in the drive through facility shall count towards the parking requirement, except that such spaces shall not count for more than fifty (50) percent of the required parking.

(Ord. No. 326-06, § 13, eff. 5-26-03)

(Ord. No. 361-03, § 5, 5-23-03)